

## MINUTES

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**June 17, 2013  
5:30 p.m.**

**Councilors Present:** George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Chris Pryor, Claire Syrett, Greg Evans

Her Honor, Mayor Piercy, opened the June 17, 2013, City Council work session.

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Taylor, moved to adopt the following agenda for today's work session: 5:30 WORK SESSION: Discussion of MUPTE program revisions 2. Reschedule "Discussion (only) of Core Campus' project (MUPTE application and Surplus Property)" after the 7:30 Public Hearing." **FAILED** 3:5, councilors Syrett, Taylor and Brown in favor.

**A. [ACTION: Core Campus – Application for Multiple-Unit Property Tax Exemption for Residential Property Located at 505 East Broadway \(The Hub in Eugene\)](#)**

Community Development Manager Mike Sullivan and Business Loan Analyst, Amanda Flannery-Nobel presented a PowerPoint overview which covered rental housing vacancy rates, average apartment and housing rental costs, reviewed of some "if/then" scenarios previously requested by Council and provided some answers to questions posed at the last Council meeting on this topic.

### **Council Discussion**

- Overall vacancy rates and student growth rates were questioned.
- Some support was expressed for the project.
- Concerns were expressed about this being student housing rather than multi-family housing.
- Some expressed opposition to the MUPTE application.

**MOTION:** Councilor Poling, seconded by Councilor Pryor moved to adopt a resolution approving a Multiple-Unit Property Tax Exemption for residential property located at 50 East Broadway, Eugene, Oregon (Core Campus/Applicant).

*A friendly amendment to amend section 1, paragraph 2 of the resolution to state that it is the intent of this council that funds received pursuant to this paragraph shall be used, in*

*whole or in part, to fund emergency and temporary shelter was accepted. . Councilors Poling and Pryor both accepted this as a friendly amendment.*

**VOTE:** PASSED 5:3, councilors Zelenka, Taylor and Brown opposed.

**B**    **ACTION: Surplus Property**

**MOTION:** Councilor Poling, seconded by Councilor Pryor, moved to authorize the City Manager to negotiate and enter into a lease, with an option to purchase, the 901 Franklin Blvd. property to Core Campus consistent with the terms outlined in the Agenda Item Summary.

A friendly amendment to state that the City Manager would enter into a lease of up to 50 years with an option to include as escalation of lease payments with an increase in property values over time was accepted.

**VOTE:** PASSED 6:2, councilors Brown and Taylor opposed.

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Evans, moved to hold the work session on MUPTE revisions at the end of tonight's public hearing. **PASSED:** 5:3, councilors Pryor, Poling and Taylor opposed.

The meeting adjourned at 7:05 p.m.

Respectfully Submitted,

/s/ Michelle Mortensen

Michelle Mortensen  
Deputy City Recorder

## MINUTES

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**June 17, 2013  
7:30 p.m.**

**Councilors Present:** George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Chris Pryor, Claire Syrett, Greg Evans

Mayor Piercy opened the June 17, 2013, meeting of the Eugene City Council.

1. **[PUBLIC HEARING: An Ordinance Concerning the EWEB Downtown Riverfront Property](#)**

City Manager Jon Ruiz introduced the item. After noting that the City Attorney's Office had connected with the Mayor and council to report any ex-parte communications, each councilor and the Mayor in turn announced that they had had no communications that would prevent them from being fair and impartial.

Mayor Piercy, opened the June 17, 2013, City Council Public Hearing.

### **Support**

1. *John Simpson, EWEB Commissioner*, supported the plan, citing the good public process.
2. *John Brown, EWEB Commissioner*, stated that this process was in-depth and well-conceived.
3. *Kaarin Knudson*, noted there had been a lot of planning and collaboration to make this happen.
4. *Colin McArthur*, said it was a great process and impressive plan with a lot of potential.
5. *Roger Cray, EWEB*, said he was very supportive of the plan and heard overwhelming support.
6. *Mia Nelson, 1000 Friends of Oregon*, said the proposal meets many goals.
7. *Desireé Moore*, found the process to be inclusive and comprehensive.
8. *Daniel Rosenthal, architecture student*, shared some of the historical aspects of the steam plant.
9. *Mark Johnson*, complimented the process and the plan.
10. *Will Shaver*, supported the plan and its, extensive public involvement component.
11. *Shannon Dore*, expressed interest in the historic aspects of the plan and overall support.
12. *Matt Tierney*, supported the plan, noting it is a great site with rich cultural history.
13. *Phil Farrington*, said it is a great plan that enhances the river and blends uses.
14. *Mary Unruh*, said it was an impressive process and great plan deserving of implementation.
15. *Sherrill Necessary*, spoke in favor of proposed plan as a resident of downtown.
16. *Rob Zako*, noted the plan offers a wide range of options for people, density, and transportation.
17. *Alma Hesus*, said the plan will create a people-friendly place to relax, work and enjoy.
18. *Laura Potter*, stated that it is a unified and balanced plan, in harmony with planning goals.
19. *John Rowell*, said the project is a great fit and a vibrant addition to our city - please adopt it.

**Neutral**

1. *Tom Snyder*, said the City should retain the property and use the steam plant as a museum.
2. *Sandra Bishop, former EWEB Board member*, advocated protecting the riparian areas.

**Opposed**

*David Sonnichsen*, said he felt it was bad policy to privatize public land and subsidize development.

**Rebuttal**

1. *Colin McArthur*, addressed the zoning issues raised as a concern.

Mayor Piercy asked if any councilors wanted to hold the record open for further comment.

**MOTION AND VOTE:** Councilor Taylor moved that the public record remain open until Friday, June 21, 2013. City Attorney noted there will be an additional seven- day period for rebuttals after the record has closed. **PASSED 8:0.**

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Evans, moved to cancel the post-meeting MUPTE discussion due to the lengthy public testimony **PASSED: 8:0.**

The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

/s/ Michelle Mortensen

Michelle Mortensen  
Deputy City Recorder